

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF DECEMBER 17, 2014

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, December 17, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONINGS

1. **580 Savannah Hwy (West Ashley) TMS# 4210300178** – 0.20 ac. Request rezoning to be included in the Savannah Hwy Overlay (SH).
Owner: EMT Properties, LLC - Edward. M. Terry
Applicant: Joshua Craig
2. **Clements Ferry Rd (Cainhoy) TMS# 2670000005** – 2.296 ac. Request rezoning from Conservation (C) to Planned Unit Development (PUD).
Owner: Linda & Gene West
Applicant: Middle Street Residential, LLC – Jack Daniels

SUBDIVISIONS

1. **1566 River Road (Johns Island) TMS# 3120000082** – 22.06 ac. 80 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) (Neighborhood District).
Owner: Sunbelt Ventures
Applicant: Seamon, Whiteside & Associates, Inc.
2. **Bradham Road (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. 12 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
Owner: TCH Bradham, LLC
Applicant: Kevin Coffey – Lowcountry Land Development
3. **Harborview Road (Stiles Point – James Island) TMS# 4260000003, 4261600118** – 31.05 ac. 92 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Mungo Homes
Applicant: HLA, Inc.
4. **Proximity Drive (Grand Terrace at Grand Oaks – West Ashley) TMS# 3010000692** – 36.29 ac. 85 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Grand Bees Development, LLC
Applicant: HLA, Inc.
5. **Proximity Drive (Grand Oaks Phases 7A-11 – West Ashley) TMS# 3010000035** – 142.28 ac. 330 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Grand Bees Development, LLC
Applicant: HLA, Inc.

ZONINGS

1. **1641 Fern Hill Dr (Johns Island) TMS# 3130000049** – 17.057 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Heirs of Noel W. Tumbleston, Sr
2. **1559 S Pinebark Ln (West Ashley) TMS# 3531500005** – 0.932 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Robert H. Long & Julie B. Long
3. **118 Magnolia Rd (West Ashley) TMS# 4181300165** – 0.21 ac. Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: William S. Stokes
4. **1702 Savage Rd (West Ashley) TMS# 3510700119** – 0.94 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Thomasina N. Salley
5. **Clements Ferry Rd (Cainhoy) TMS# 2670000004, 010, 050 through 057, 069 & 071 and others** – 30.23 ac. Request zoning of Planned Unit Development (PUD). Zoned Manufactured Residential (R-2) and General Commercial (GC) in Berkeley County.
Owner: Various Owners

PRESENTATION

1. Presentation by the Johns Island Task Force
Contact: Christopher Morgan, Planning Division Director

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Sea Aire Cluster Development (James Island) TMS# 4270900069, 4270000077.** 5.9 ac. 24 lots. SR-1. Preliminary plat pending approval.
2. **85 Romney St (Peninsula) TMS# 4631602007.** 0.099 ac. 2 lots. DR-1F. Preliminary plat pending approval.
3. **Bees Ferry Rd at Grande Oaks Blvd (West Ashley) TMS# 3010000049.** 5.02 ac. 2 lots. PUD. Final plat approved.
4. **The Pointe at Stono Shores (James Island) TMS# 3431400049.** 1.88 ac. 7 lots. SR-1. Final plat pending approval.
5. **Parcel E, Phase 2C (Daniel Island) TMS# 2750000010.** 16.98 ac. 22 lots. DI-R. Preliminary plat pending approval.
6. **Carolina Bay, Phase 13C (West Ashley) TMS# 3070000004, 054.** 19.43 ac. 19 lots. PUD. Preliminary plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Parcel J, Phase 1 (Daniel Island)** TMS# 2750000112. 2.18 ac. 2 lots. DI-GO. Road construction plans pending approval.
2. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Road construction plans under review.
3. **Parcel E, Phase 2C (Daniel Island)** TMS# 2750000010. 16.98 ac. 22 lots. DI-R. Road construction plans under review.
4. **Carolina Bay, Phase 13C (West Ashley)** TMS# 3070000004, 054. 19.43 ac. 19 lots. PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.